

RESOLUTION NO. R-1415-48

ITEM NO. 9a

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**STAFF REPORT**

**ITEM:** Sunny Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from High Density Residential Designation to Commercial Designation for a small section at the southeast corner of the property generally located on the east side of Triad Village Drive and south of the end of Andover Drive.

**SUMMARY OF REQUEST:** A NORMAN 2025 Land Use & Transportation Plan amendment is requested from High Density Residential to Commercial designation; most of the parcel is currently designated Commercial except a very small portion located in the southeast corner of the parcel is High Density Residential. The applicant's proposal doesn't contain a residential component so the entire parcel will require the Commercial Land Use Designation.

**STAFF ANALYSIS:** The 2025 Plan identifies two criteria that must be examined before a land use change is approved.

- 1. There has been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest.*

This parcel is one of the last undeveloped parcels remaining on Triad Village Drive; the area surrounding this parcel is completely built out. The only other parcel that is undeveloped was rezoned to a PUD in 2014 for a senior independent living center. The surrounding uses are multi-family dwellings, an existing senior care center, a mini-storage facility, retail shops, grocery stores, restaurants, banks, and offices.

Middle Earth Day Care has been raising funds for a new building for many years, and now they have the financial ability to make a new facility a reality. The proposed location of the new facility is immediately southeast of their current location; the close proximity allows the facility to retain their current market and clients.

Middle Earth has operated the day care at the current location in the shopping center for the last seven years which is in very close proximity to the proposed site; therefore staff does believe that this proposal will not be contrary to the public interest.

- 2. There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.*

This site has never been developed and the neighboring area is compatible for this type of development. Multi-family, commercial/retail, office uses surround the general vicinity of the proposed site. A day care facility at this location will not create any negative impacts to the surrounding area.

Lot one will have two points of access into the day care development off Triad Village Drive. The future office park, on lot two, will have one point of access off Triad Village Drive and one access off the private road that serves the senior care facility located south of this development.

Staff believes this development will not create adverse land use or negative traffic impacts to surrounding properties.

**STAFF RECOMMENDATION:** This location for a day care facility and future office park fits the character and existing development within the general vicinity. Staff supports the request to amend the NORMAN 2025 Land Use and Transportation Plan from High Density Residential to Commercial Designation. Staff recommends approval of Resolution No. R-1415-48.